



CITY COUNCIL ACTION REPORT

DATE: September 19, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
Mark F. Miller, Planning Director

SUBJECT: Final Site Condominium Approval – Timbercrest Farms Site Condominium, South of Wattles, West of Fernleigh, Section 24 – R-1C

Background:

- The applicant is proposing a 32-unit site condominium on the 12.1-acre parcel. The applicant is utilizing the lot averaging option, which allows a 10 percent reduction in lot area and lot width.
- City Council granted Preliminary Approval of Timbercrest Farms Site Condominium at the March 5, 2007 Regular meeting.
- The Engineering Department granted approval of the engineering plans based upon the City's Development Standards; therefore, the development will not cause or exacerbate drainage problems on contiguous properties, due to surface run-off from the proposed development.
- The petitioner executed a contract for installation of municipal improvements and provided the required escrow deposits and cash fees. City Council approved the contract on September 17, 2007.
- The proposed site condominium meets all applicable Zoning Ordinance requirements.

Financial Considerations:

- There are no financial considerations for this item.

Legal Considerations:

- City Council has the authority to act on this application.

Policy Considerations:

- The item is consistent with City Council Goal III (Retain and attract investment while encouraging redevelopment) and V (Maintain relevance of public infrastructure to meet changing public needs).

Options:

- City Council can grant Final Approval of Timbercrest Farms Site Condominium.
- City Council can deny Final Approval of Timbercrest Farms Site Condominium.

Attachments:

1. Maps.
2. City Council Minutes from the March 5, 2007 Regular meeting.
3. City Council Minutes (draft) from the September 17, 2007 Regular meeting.

Prepared by RBS/MFM

cc: Applicant
File / Timbercrest Farms Site Condominium

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SITE CONDOMINIUM SITE PLAN REVIEW
PROPOSED TIMBERCREST FARMS SITE CONDOMINIUM
W SIDE OF FERNLEIGH, S OF WATTLES
SEC. 24 (R-1C, 33 LOTS/UNITS PROPOSED)

E WATTLES

PROPOSED PRESERVES OF
TIMBERCREST SITE CONDOMINIUM

GENICK

GATE

SUBJECT PROPERTY

KETTLE

FORGE

HORSESHOE

HISTORIC

FERNLEIGH

BIRCHDALE

ASHBURY

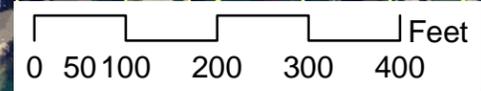
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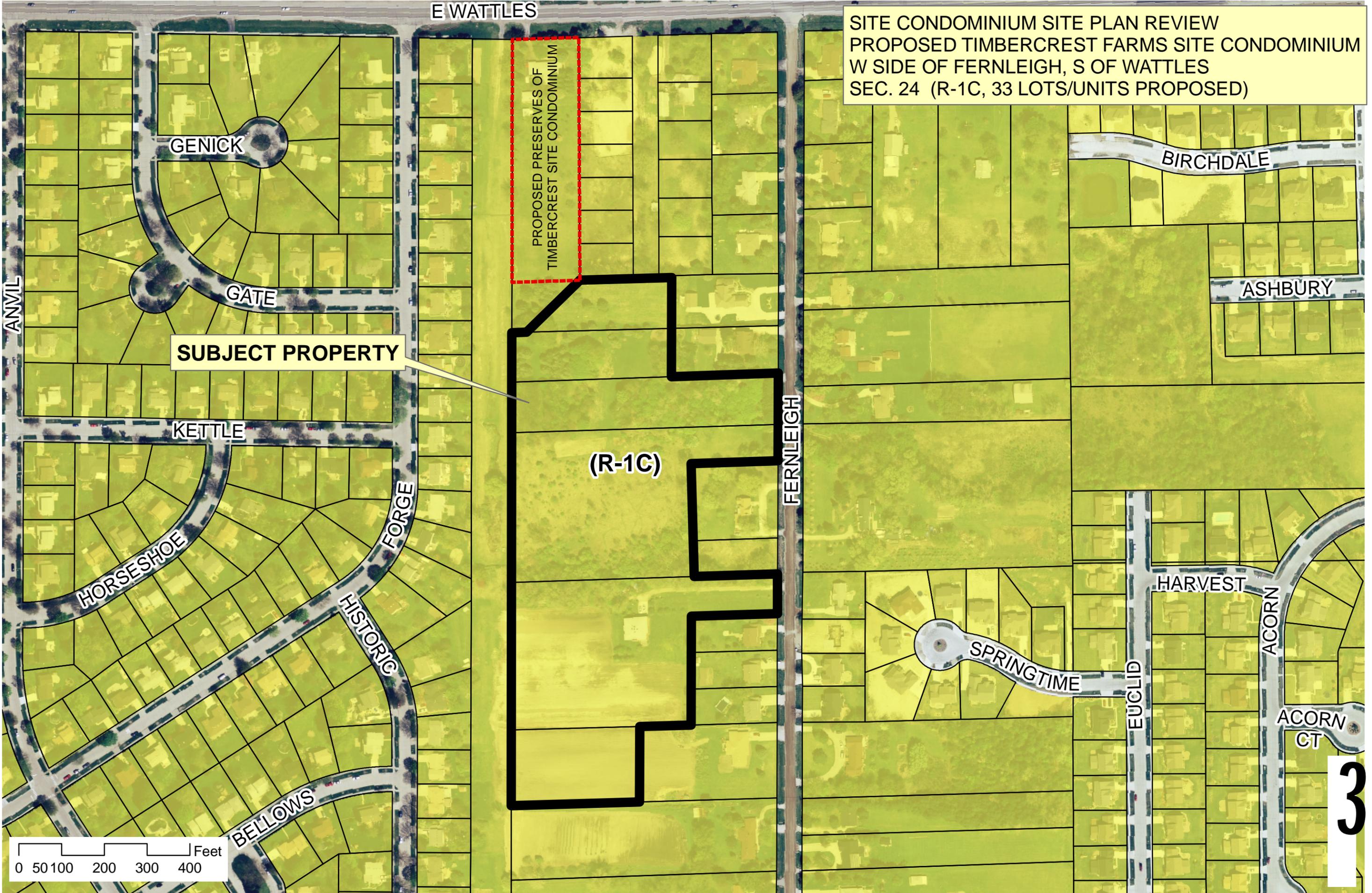
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SITE CONDOMINIUM SITE PLAN REVIEW
PROPOSED TIMBERCREST FARMS SITE CONDOMINIUM
W SIDE OF FERNLEIGH, S OF WATTLES
SEC. 24 (R-1C, 33 LOTS/UNITS PROPOSED)



SUBJECT PROPERTY

PROPOSED PRESERVES OF
TIMBERCREST SITE CONDOMINIUM

(R-1C)

0 50 100 200 300 400 Feet

3

**F-4 Preliminary Site Condominium Review – Timbercrest Farms Site
Condominium, South of Wattles, West of Fernleigh, Section 24 – R-1C**

Resolution #2007-03-077

Moved by Lambert

Seconded by Beltramini

RESOLVED, That the Troy City Council hereby **APPROVES** the preliminary site condominium plan, as submitted under Section 34.30.00 of the Zoning Ordinance (Unplatted One-Family Residential Development) for the development of a One-Family Residential Site Condominium known as Timbercrest Farms Site Condominium, located south of Wattles, west of Fernleigh, in Section 24, including 32 home sites, within the R-1C zoning district, being 12.1 acres in size.

Yes: All-5

No: None

Absent: Broomfield, Stine

E-1a Approval of "E" Items NOT Removed for Discussion

Resolution #2007-09-275
Moved by Beltramini
Seconded by Broomfield

RESOLVED, That all items as presented on the Consent Agenda are hereby **APPROVED** as presented.

Yes: All-6
No: None
Absent: Fleming

E-1b Address of "E" Items Removed for Discussion by City Council and/or the Public

E-2 Approval of City Council Minutes

Resolution #2007-09-275-E-2

RESOLVED, That Troy City Council hereby **APPROVES** the Minutes of the 7:30 PM Regular City Council Meetings of August 20, 2007 as submitted and September 10, 2007 as placed on the table.

E-3 City of Troy Proclamations:

Resolution #2007-09-275-E-3

RESOLVED, That Troy City Council hereby **APPROVES** the following City of Troy Proclamations:

- a) Proclamation – *International Day of Peace* – September 21, 2007
- b) Proclamation In Recognition of *Constitution Week* – September 17-23, 2007
- c) Proclamation – *Family Day – A Day to Eat Dinner with Your Children* – September 24, 2007

E-4 Standard Purchasing Resolutions – None Submitted

E-5 Private Agreement for Timbercrest Farms Site Condominiums – Project No. 07.901.3

Resolution #2007-09-275-E-5

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Mayapple, LLC, for the installation of sanitary sewer, storm sewer, water main, paving, sidewalks, soil erosion and landscaping on the site and in the adjacent right of way, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Timbercrest Farms Site Plan
is included with agenda packets
and available for public viewing at the
City Clerk's Office and the Troy Public Library